

Tarrant Appraisal District Property Information | PDF Account Number: 06636276

Address: 4205 TIMBER TRAIL CT

City: ARLINGTON Georeference: 10408-2-54 Subdivision: EAGLE CHASE ADDITION Neighborhood Code: 1L010E Latitude: 32.6766463083 Longitude: -97.174596026 TAD Map: 2096-364 MAPSCO: TAR-095P





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EAGLE CHASE ADDITION Block 2 Lot 54

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901)

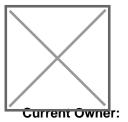
State Code: A

Year Built: 1996 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 06636276 Site Name: EAGLE CHASE ADDITION-2-54 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,517 Percent Complete: 100% Land Sqft^{*}: 13,852 Land Acres^{*}: 0.3180 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



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Current Owner: PERKINS LAWRENCE PERKINS SHARON

Primary Owner Address: 4205 TIMBER TRAIL CT ARLINGTON, TX 76016-4623 Deed Date: 8/28/2010 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D210222988

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS LAWRENCE	3/28/1996	00123150000438	0012315	0000438
CENTEX REAL ESTATE CORP	1/1/1993	000000000000000000000000000000000000000	000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$322,660	\$62,852	\$385,512	\$384,247
2023	\$332,061	\$60,000	\$392,061	\$349,315
2022	\$270,990	\$60,000	\$330,990	\$317,559
2021	\$248,690	\$40,000	\$288,690	\$288,690
2020	\$249,906	\$40,000	\$289,906	\$287,755

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.